

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Monday**  
**August 4, 2003**  
**7:00 p.m.**

**Evergreen Recreation Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

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The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Park and Club lounge room. In attendance were the District VI City Council Member, eleven (11) District Advisory Board Members, six (6) city staff, and nine (9) citizens. Approximately 26 were in attendance.

**Members Present**

Council Member Sharon Fearey  
Rick Shellenbarger  
Rosalie Bradley  
Maurine Willis  
Jaya Escobar  
Bob Wine  
Dick Rumsey  
Annie Best  
Bob Schreck  
Art Marquez  
Rob Johnson- alternate  
John Guthridge-alternate

**Member Absent**

Bickley Foster  
Paul Daemen

**Guests**

Listed at end

**Staff**

Officer Frank Silva, Patrol North  
Captain K. Atnip, Patrol North  
Terri Dozal, Neighborhood Assistant  
Bill Longnecker, Planning  
Scott Logan, Traffic Engineer  
Mark Stanberry, Housing

**Call to Order**

**Council Member Fearey** called the meeting to order at 7:10 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented. **Fearey** then explained the process for selection of the DAB Members.

**Approval of Minutes**

The minutes for July 7<sup>th</sup> were approved with an amendment. Bob Wine was listed as present and he was absent. (**Schreck/Marquez 11-0**)

The minutes for July 16<sup>th</sup> were approved as submitted. (**Schreck/Marquez 11-0**)

**Approval of Agenda**

The agenda was approved as submitted. (**Schreck/Wine 11-0**)

**Public Agenda**

*Walter Young, 3915 Cornelison* was present to discuss the many traffic accidents at 21<sup>st</sup> and West Street. *Scott Logan, Traffic Engineer* stated he had reviewed the area on 21<sup>st</sup> and Amidon at the curve and couldn't find many accidents reported in the last 3 yrs.

*Logan* said the residents could take an alternate route to leave the neighborhood and he could put a traffic report together if needed. **Member Bradley** stated the speed limit on 21<sup>st</sup> & Amidon is 40 mph rounding the curve and is dangerous. **Member Best** requested input from the Police Department on this issue. **SINCE THIS MEETING, MR. YOUNG REQUESTED THE PROBLEM NO LONGER BE LOOKED AT DUE TO NO INTEREST FROM ANY OTHER RESIDENTS.**

*Ted Sanders, 715 W. 13<sup>th</sup> Tailored Jewelry* inquired on the 13<sup>th</sup> and Bitting Mobile Home Court. *Sanders* states this is adjacent to his property and with improvements being made to the Riverside area, he doesn't understand why this property is in non-compliance. Complaints were: Setback codes, driveways, screening, landscaping and a security issue. There is a large trailer probably out of code and dogs running loose.

**Member Marquez** asked if he had talked to OCI? *Sanders* said yes and the owners think they were grand fathered in.

**Member Best** asked if this Mobil home court had a history? **Fearey** commented yes it did, the city hoped it was on septic tanks but it's on a sewer system. This could allow the court to not be grand fathered in. **Fearey** also commented District VI had four (4) of these type of parks with the grandfather clause. We could have OCI, Zoning and Legal come to next DAB meeting to explain the grandfather process.

### **STAFF PRESENTATIONS**

1. **Community Police Report**

*Officer Frank Silva, Patrol North 341 Beat:* gave an update on a window peeper who was stalking a victim at 14<sup>th</sup> & Payne Streets. He had been watching her for sometime at all hours and even went into her home. The officers held a Sting operation to try and catch him but the stalker has not returned. *Silva* also stated he was working on the traffic problem at 21<sup>st</sup> & Shelton streets with the cruising that is causing congestion of traffic on Sunday nights. A survey was taken and revealed 87% of the neighbors don't like the cruising. A flyer was developed for a meeting to bring the neighbors and cruisers together to discuss the situation, but no one came. *Silva* stated he would be attending National Night Out events.

*Captain Atnip, Patrol North* remarked on the new Beat realignment. Patrol North would expand from 13<sup>th</sup> to Rock Road and North from 29<sup>th</sup> to the city limits. This would cover increased responsibility along with the remaining beat areas.

\*\*\*\*\* **Action Taken: Receive and file**

2. **Residency Requirement for City Boards & Commissions**

Staff from the City Manager's Office presented this item as referred by the Council. The item included consideration of revisions to the city residency requirement for board and commission members, allowing individuals to serve who live within a 30-minute drive from Wichita. This revision would align the requirement with the current requirement for City employees.

The DAB discussed if there are qualified persons living in the City of Wichita to serve on these boards why would we look for people from outside of the area. They stated the staff report did not substantiate changing the ordinance, there was no clear need for change. All expressed this was a vested interest issue; that it was important for board and commission members to be part of the community in which they live. They inquired if the codes differed between City and County regulations. Response was most are basically the same but not all. The City and County attend each other's technical board meetings including gathering and relaying information.

Lonny Wright, member of the Plumbing Board, stated a common complaint is the residency restriction and work experience is not considered for serving on a board.

\*\*\*\*\* **Action Taken:** The Board recommended to leave the ordinance as is regarding residency requirements. (**Schreck/Bradley 11-0**)

## **PLANNING**

### **3./3a ZON2003-00025 and CUP2003-00025 DP-3**

The District VI Advisory Board (DAB) considered a Zone change from “SF-5” Single Family Residential, “B” Multi-Family Residential, “GO” General Office, “LC” Limited Commercial and “GC” General Commercial to “GC” General Commercial; Amendment #3 increase the number of parcels and increase the number of permitted uses at Twin Lakes Shopping Center located at the southeast corner of 21<sup>st</sup> St. N and Amidon.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Kim Edgington*, agent, discussed the following: 1) series of meetings with the neighbors had been held to hear about their concerns; 2) 39% vacancy rate of shopping center; 3) development plan is to be flexible for marketing; 4) this will increase uses for the lower level of center; 5) screening requirements will be consistent throughout the center; 6) revamped landscaping and 7) drinking establishment not to be expanded. Some issues still being discussed with MAPD are: a) boundaries of rezoning-legal description; b) access issues and c) rezone entire property to be equal to the description of the Community Unit Plan.

**Four Members of the public inquired over the case**, following are their comments:

1) There are gates for the Twin Lakes Apartment residents to pass through and walk along the lake, will we be able to continue; 2) concerned if you close some of the accesses 3) will there be sufficient parking for additional new occupants and 4) the out parcels will there be requirements to maintain clean conditions for the property?

*Kim Edgington*, responded to their inquiries: 1) all previous agreements are still in place; 2) our recommendation is not to close some accesses to the center; 3) MAPD staff has included parking requirements to include new and existing business and 4) additional restrictions will be set in place for dealing with out parcel businesses.

**The DAB Members expressed the following:** 1) what about out door events, who will oversee; 2) change of zoning, will it effect any current tenants; 3) inconsistent staff report pertaining to the accesses; 4) will there be architectural guidelines to follow; 5) is screening included; and 6) will there be sufficient parking for the center?

**\*\*\*\*\*Action Taken:** Recommend Approval of the request with removal of revisions #'s 5-7&8 to the CUP plan submitted based on the way the property is at present and if surrounding streets in the future are remodeled the City and owner of the property review changes if required.  
(Schreck/Escobar 11-0)

### **4. ZON2003-00036**

The District VI Advisory Board (DAB) considered a Zone change from “LC” Limited Industrial, “GO” General Commercial and “B” Multi-family Residential to “GC” General Commercial

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Bill Longnecker, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Gene Rath*, agent for the applicant was present to discuss the project, following are his comments: 1) One building would be built in the center of the block; 2) parking would be located on the south side; and 3) the property is already being platted.

No members of the public were present to inquire over this case

**The DAB Members expressed the following:** 1) Will the pharmacy and doctor's office building on Murdock be torn down? *Rath* said it had already been demolished.

\*\*\*\*\* **Action Taken:** DAB members voted to recommend Approval of the request based on Staff recommendations. (**Schreck/Best 11-0**)

5. **Request for Resolution of Support for Application for Low-Income Housing Tax Credits (The Abbey) 1432 N. Waco**

*Mark Stanberry*, Housing department staff presented on the request from Abbey Senior Care, L.L.C. (ASC) for a City Council Resolution of Support for its application for Low-Income Housing Tax Credits in connection with the renovation of the Abbey. (The State of Kansas requires developers/owners to obtain a Resolution of Support from the local government, when they submit applications for financing through the Low-Income Housing Tax Credit Program.) The facility would be used as an assisted living facility. The Tax Credit policy requires the application process be reviewed by the DAB, Housing, OCI and planning design.

*Dennis Bush*, currently to purchase the Abbey will offer housing to lower and medium income to 60% of the resident's income range of \$30-35,000. He will be Co-owners with nursing homes so they can work with residents. The Abbey will be located in a central area that will accept residents from out of the neighborhood. This project will generate between 40-50 jobs.

**Member Schreck** asked if local contractors would be used? *Stanberry* responded they would be city contractors.

**Member Bradley** stated this facility would be a great asset to the corner and well needed.

\*\*\*\*\***Action Taken:** DAB Members voted to approve recommendation for approval of the request for a Resolution of Support based on information presented. (**Schreck/Escobar 11-0**)

**BOARD AGENDA**

6. **Problem Properties**

2613 N. Amidon had a Garage Sale, what was left over is everywhere all over the yard.  
1326 N. High: had called OCI about weeds very high and overgrown.

**Action Taken: Receive and propose appropriate action.**

7. **Neighborhood Reports**

*La Placita Park:* National Night out party at Black Elementary

*Orchard Park:* No CP officer from Patrol West, Egrets still problem, have called different City departments. **Member Wine** was told in El Dorado they take a flare gun and fire into the trees to scare the birds.

*School Resource Officers (SRO):* Concerned about losing them. Marshall Middle School should keep theirs as they have on-going problems. **Fearey** responded some High Schools and a few Junior high schools would continue to have the SRO's

New Fire station on North Meridian will have it's Grand opening on Sat. Aug. 9<sup>th</sup>

\*\*\*\*\* **Action taken: Receive and file**

**UPDATES from Council Member Fearey**

Special Council workshop was held on Budget: results

- ❑ Vehicle Rental tax: Revenue enhancements out of part of this year's budget
- ❑ Expenditures: new Fire station out East, looking at 10 new fire positions
- ❑ Environmental Health lot mowing has been cut, we need to find the money from somewhere. Keep an eye out in the neighborhoods
- ❑ New land fill is still covered

Going to City Council soon: discussion on the race issue

**\*\*\*\*\*Next Meeting**

The next meeting for District Advisory Board VI is scheduled on **Wednesday August 20th** at Evergreen Parks and Recreation building at 7:00 p.m.

With no further business to discuss, the meeting adjourned at 9:23 p.m.

**Guests**

Paul Rhodes	3740 N. Seneca 67204-3944
Bill Reaser	NRNA
Marjorie Mallnee	Indian Hills-Riverbend NA
Jerry Prichard	1607 N. Clarence
Chuck and Jan Hadley	1616 Garland
Walt Young	3915 Cornelison
Berle Willis	3834 Woodrow
Lonny Wright	2320 Alameda

Respectfully Submitted,

Terri Dozal  
6<sup>th</sup> District Neighborhood Assistant